

**AGENDA  
Zoning Board  
Borough of Rumson  
August 19, 2014  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1.** The continued application of **Burke Development Associates**, 119 Blackpoint Road (Block 67, Lot 6, R-5 Zone) to raze existing residence and construct a new single-family residence at the existing premises. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,460 sf. Existing, Lot Frontage and Width 50 feet Required; 37.50 feet Frontage and 35 feet Lot Width Existing, and Interior Lot Shape 34 feet Required; 20 feet Existing. Based on the Board's review and discussion relative to this application at the July 15, 2014 meeting the applicant submitted revised architectural plan by K. Mazurek, A.I.A., dated 7/7/14, revised 7/17/14, grading/soil erosion plan by Robert Nelson, P.E., 1 sheet dated 5/15/14; revised 7/17/14 and topographic survey by W. Zieman, L.S., dated 1/20/14. Revised plans reorient's the house moving the garage and driveway from the west to east side of the property, rear drywell added for roof water runoff and changes the rear deck to a patio. New construction will create non-conformities in side setback Required one side 8 feet and total sides of 18 feet / Proposed one side 6 feet and total sides of 16 feet.

**2.** The application of **Peter & Lauren Carras**, 30 Lafayette Street (Block 28, Lot 6, R-5 Zone) to construct a two-story rear addition at the existing single-family residence. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,425 sf. Existing and Building Coverage 1,244 sf. Permitted; 1,376 sf. Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 28.6 feet Existing, Porch Front Setback 30 feet Required; 22.6 feet Existing and Side Setback Required one side 6 feet and total sides of 16 feet; Existing one side 4.5 feet and total sides of 17.5 feet. In addition, the existing shed is non-conforming in side and rear setback required 5 feet required; 3 feet side and 2 feet rear existing and patio side setback 5 feet required; 4.5 feet existing. The new construction increases in floor area exceeds 85 % of the permitted floor area, which results in a 2 foot increase in the side setbacks required one side 8 feet and total sides of 18 feet; existing one side 4.5 feet and total sides of 17.5 feet and will increase non-conformity in Building Coverage 1,244 sf. Permitted; 1,376 sf. Existing; 1,543 sf. Proposed.

**3.** The application of **H Stevens Developers, LLC**, 9 Sailors Way (Block 116, Lot 9, R-1 Zone) to remove existing house, in-ground pool, shed and portion of driveway. Construct a new single-family construct residence and in-ground pool at the existing premises. The property is currently non-conforming in Minimum Lot Area 1.5 ac. Required; 1.47 ac. Existing. New construction will create no new non-conformities.

**4.** The application of **Chelsea Building & Development Co.**, 1 Wilson Circle (Corner Lot) Wilson Circle (Primary Front) and East River Road Brook (Secondary Front) / Block 48, Lot 3, R-2 Zone) to construct a new single-family residence at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Minimum Lot Area 1 ac. Required; 0.43 ac. Existing, Primary Lot Frontage and Width (Wilson Circle) 200 feet Required; 188.77 feet Existing, Secondary Lot Frontage and Width (Brook) 200 feet Required; 114.00 feet Existing and Corner Lot Shape 100 feet Required; 30 feet Existing. New construction will create non-conformities in Primary Front Setback 75 feet Required; 35 feet Proposed, Secondary Front Setback 55 feet Required; 40.6 feet Proposed, Side Setback 27 feet Required; 24.6 feet Proposed, and garage doors face Wilson Circle. Doors shall be orientated so as not to be visible from a street frontage, river frontage, or public right-of- way.

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**5.** The application of **Petcon Builders, LLC**, 129 Rumson Road (Corner Bellevue Avenue) Rumson Road (Primary Front) and Bellevue Avenue (Secondary Front) / Block 116, Lot 3, R-1 Zone) to raze the existing house to construct a new single-family residence, in-ground pool and cabana at the existing premises. The property is currently non-conforming in Secondary Lot Frontage and Width (Bellevue Avenue) 250 feet Required; 200 feet frontage and 213.75 feet width Existing and Corner Lot Shape 115 feet Required; 67.83 Existing. New construction will create non-conformity in the orientation of the new residence to face Rumson Road. The Ordinance requires that if a lot does not contain a principal structure, the yard abutting the smaller frontage will be considered the primary front yard.

**6.** The application of **Atlantic Builders, LLC**, 2 Buttonwood Lane (Corner Rumson Road) Rumson Road (Primary Front) and Buttonwood Lane Avenue (Secondary Front) / Block 116, Lot 3, R-1 Zone) to raze the existing house to construct a new single-family residence and in-ground pool at the existing premises. The property is currently non-conforming in Lot Frontage (Rumson Road) 250 feet Required; 248.82 feet frontage Existing and Corner Lot Shape 115 feet Required; 106.33 Existing. New construction will create no new non-conformities.

**7.** The application of **Sean & Marion Moran**, 9 North Ward Avenue, (Block 80, Lot 20, R-2 Zone) to raze the existing residence and construct a new single-family residence at the existing premises. The residential accessory building (Carriage House) located on the north side of the property in the front yard is proposed to remain in the current location. Note: Approval granted by Resolution dated August 20, 2013 to move the Carriage House to south side of the property, remove second floor deck and reduce the floor area. The property is currently non-conforming due to the pre-existing multiple residences principal building and secondary residential accessory building (Carriage House), which is not a permitted use and having an accessory building located in the front yard between North Ward Avenue and the principal residence. New construction will create non-conformities in that all proposed uses and existing uses on the property must be permitted principal and accessory uses. The removal and construction of the principal residence requires Board approval because of the existing and continued non-conforming accessory use. In addition, when the existing residence is razed there will be an accessory building on the property without a principal building.

**8.** The application of **Mikhail & Michelle Kutsak**, 27 North Ward Avenue (Corner Hartshorne Lane) North Ward Avenue (Primary Front) and Hartshorne Lane (Secondary Front) / Block 80, Lot 10.01, R-2 Zone) to raze existing residence, construct a new single-family residence, in-ground pool and cabana, boat equipment storage buildings and residential recreational facility at the existing premises. The property is currently non-conforming in Secondary Lot Width and Frontage (Hartshorne Lane) 200 feet Required; 173.4 feet Existing. New construction will create non-conformity in by the orientation of the new residence to face North Ward Avenue and Residential Recreational Facility rear setback Required 40 feet, 25 feet Proposed. The Ordinance states where a structure has no roof and does not extend more than one (1) foot above grade, it shall conform to the yard requirements for an accessory structure. The proposed cellar areaway has no roof and does not extend more than one (1) foot above grade. Board interpretation is requested as to whether this structure meets this requirement as an accessory structure.

**ADMINISTRATIVE:**

Approval of July 15, 2014 Minutes

Approval of August 19, 2014 Resolutions:

**James & Marie Orsini**, 2 Waterway (Block 108, Lot 12, R-2 Zone)

**Burke Development Associates**, 119 Blackpoint Road (Block 67, Lot 6, R-5 Zone)

**Gregory & Noushin Framke**, 8 Edwards Point Road (Block 124, Lot 4, R-1 Zone)